<u>Amendments to the Claims</u>:

The following listing of claims will replace all prior versions, and listings, of claims in the application:

1.-74. (Canceled)

75. (New) An information system for the delivery of real-estate related marketing and/or investment information to a plurality of users over a public network, the system comprising:

one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the one or more databases includes a first field containing an identifier of respective property and a second field containing an AVM value of each respective property;

a query device coupled to the one or more databases, the query device being configured to perform AVM-related queries on the one or more databases;

a display device configured to provide display information based on one or more AVM queries of the query system; and

an input/output device coupled to the public network and configured to receive instruction and query terms from consumers using remote terminals for the query device, and further configured to provide display information to respective remote terminals based on queries results provided by the query device.

76. (New) The information system of claim 75, wherein the query device is configured to perform a differential value search (DVS) on the one or more databases to produce

a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

77.   (New) The information system of claim 76, wherein the one or more databases further includes a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the map including at least one of an icon, an AVM value and a DVS value associated with at least one second property and spatially embedded within the map consistent with the respective geographic location information of the at least one second property.

78.   (New) The information system of claim 76, wherein the one or more databases further includes a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the map including at least one of a respective icon, an AVM value and a DVS value for each of a plurality of second properties and spatially embedded within the map consistent with the respective geographic location information of each of the second properties.

79.   (New) The information system of claim 78, wherein the query device is configured to perform a DVS-related query based on a consumer-designated region.

80.   (New)   The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in a county offered for sale;

a second set of properties that includes a majority of townhouses in a county offered for sale; and

a third set of properties that includes a majority of condominiums in a county offered for sale.

81.   (New)   The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of condominiums in each of at least two counties offered for sale.

82.   (New)   The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two states offered for sale;

a second set of properties that includes a majority of townhouses in each of at least two states offered for sale; and

a third set of properties that includes a majority of condominiums in each of at least two states offered for sale.

83.   (New) The information system of claim 75, wherein the one or more databases further includes a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the map including at least an icon associated with a first property, and at least one of an AVM value and a differential value search (DVS) value associated with the first property and being spatially embedded within the map consistent with the respective geographic location information for the first property, a DVS being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

84.   (New) The information system of claim 75, wherein the one or more databases further includes another field containing one of:

geographic location information for each respective property in the first geographic region, or

tax assessment information for each respective property in the first geographic region.

85. (New) The information system of claim 75, wherein the query device is configured to perform a query based on a geographic region designated by a consumer

86. (New) The information system of claim 75, wherein the information system is configured to provide information to consumer terminals sufficient to produce maps of consumer-designated regions with each region containing a plurality of AVM values spatially located about the designated geographic region consistent with the actual geographic locations of their respective properties.

87. (New) The information system of claim 86, wherein the query device is configured to perform a query based on a hand-designated graphic region made against a map backdrop.

88. The information system of claim 75, wherein the information system is configured to update the AVM value of each respective property such that the each AVM value of the plurality of properties is modified to assure that the AVM value is generally current based on changes in the relevant housing market.

89. (New) The information system of claim 75, wherein the information system is configured to update the AVM value of each respective property at least every N number of days such that AVM values are updated multiple times per year, wherein N is a positive integer.

90.   (New)   The information system of claim 75, wherein the AVM values are repeatedly updated based on changes in relevant housing markets.

91.   (New)   The information system of claim 75, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in a county;

a second set of properties that includes a majority of townhouses in a county; and

a third set of properties that includes a majority of condominiums in a county.

92.   (New)   The information system of claim 75, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of townhouses in each of at least two counties; and

a third set of properties that includes a majority of condominiums in each of at least two counties.

93.   (New)   The information system of claim 75, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two states;

a second set of properties that includes a majority of townhouses in each of at least two states; and

a third set of properties that includes a majority of condominiums in each of at least two states.

94.   (New)   The information system of claim 75, wherein the information system is configured to provide information to each remote terminal so as to enable them to display a measure of confidence as to the accuracy of a respective AVM value.

95.   (New)   A method for the delivery of real-estate information to a plurality of users over a public network, the method comprising:

establishing one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the database includes a first field containing an identifier of respective property and a second field containing an AVM value of each respective property,

receiving instructions from a consumer using a first terminal over the public network;

performing one or more AVM-related queries on the one or more databases based on the consumer instructions;

forming a set of display information based on an output of at least one of the one or more AVM-related queries;

providing the display information to the first terminal via the public network to enable the first terminal to render a display based on the display information.

96.   (New) The method of claim 95, wherein the step of performing AVM-related queries includes performing a differential value search (DVS) on the one or more databases to produce a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

97.   (New) The method of claim 96, wherein each AVM value is updated at an appreciable frequency so as to be an estimate reflecting constant changes in the relevant real estate market;

98.   (New) The method of claim 96, wherein the step of providing display information includes providing information such that the remote terminal is enabled to produce a map display with one or more icons spatially embedded within the map display based on an actual location of a respective second property.

99.   (New) The method of claim 98, wherein the map display further includes at least one of a respective AVM and DVS value for each second property.

100.   (New) The method of claim 96, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in a county offered for sale;

a second set of properties that includes a majority of townhouses in a county offered for sale; and

a third set of properties that includes a majority of condominiums in a county offered for sale.

101. (New) The method of claim 95, wherein each AVM value is updated at an appreciable frequency so as to be an estimate reflecting constant changes in the relevant real estate market;

102. (New) The method of claim 95, further comprising providing information to the first terminal so as to enable the first terminal to display a measure of confidence as to the accuracy of a respective AVM value.

103. (New) The method of claim 95, wherein forming a set of display information includes forming information sufficient for the first terminal to render a map of a second geographic region within the first geographic region, the map including at least one of an icon, an AVM value and a DVS value associated with at least one property and spatially embedded within the map consistent with the respective geographic location information of the at least one property.

104. (New) The method of claim 95, wherein forming a set of display information includes forming information sufficient for the first terminal to render a map of a second geographic region within the first geographic region, the map including a plurality of AVM

and/or DVS values associated with a respective property and spatially embedded within the map consistent with the respective geographic location information of the respective property.

105.   (New)   The method of claim 95, wherein the received query instructions are produced using software that enabled a user of the first terminal to hand-designate a geographic region using a map backdrop, and wherein the step of performing one or more AVM-related queries uses the hand-designated geographic region as query input.

106.   (New)   The method of claim 95, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of townhouses in each of at least two counties; and

a third set of properties that includes a majority of condominiums in each of at least two counties.

107.   (New)   The method of claim 95, further comprising providing a measure of confidence as to the accuracy of a respective AVM value to the first terminal.

108.   (New)   A method for the delivery of real-estate investment and/or marketing information to a plurality of users over a networked medium, the method comprising:

providing one or more query terms to a remote system over the public network, the remote system including one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the database includes a first field containing an identifier of respective property and a second field containing an AVM value of each respective property, and wherein each AVM value is updated at an appreciable frequency so as to be an estimate reflecting constant changes in the relevant real estate market;

receiving set of display information based on an output of at least one AVM-related query from the remote system, the at least one AVM-related query being based on the one or more query terms;

providing a display to a user base on the received display information.

109.   (New)   The method of claim 108, wherein the at least one AVM-related query includes a differential value search (DVS) on the one or more databases to produce a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

110.   (New)   The method of claim 109, wherein the display includes a map of a second geographic region within the first geographic region, the map including at least one of an icon, an AVM value and a DVS value associated with at least one second property and spatially embedded within the map consistent with the respective geographic location information of the at least one second property.

111.   (New) The method of claim 108, wherein the display includes a map of a second geographic region within the first geographic region, the map including at least one of an icon, an AVM value and a DVS value associated with a plurality of properties each spatially embedded within the map consistent with the respective geographic location of their respective properties.